

Zafer Haydar Subdivision

City of El Paso — City Plan Commission — 11/30/2017

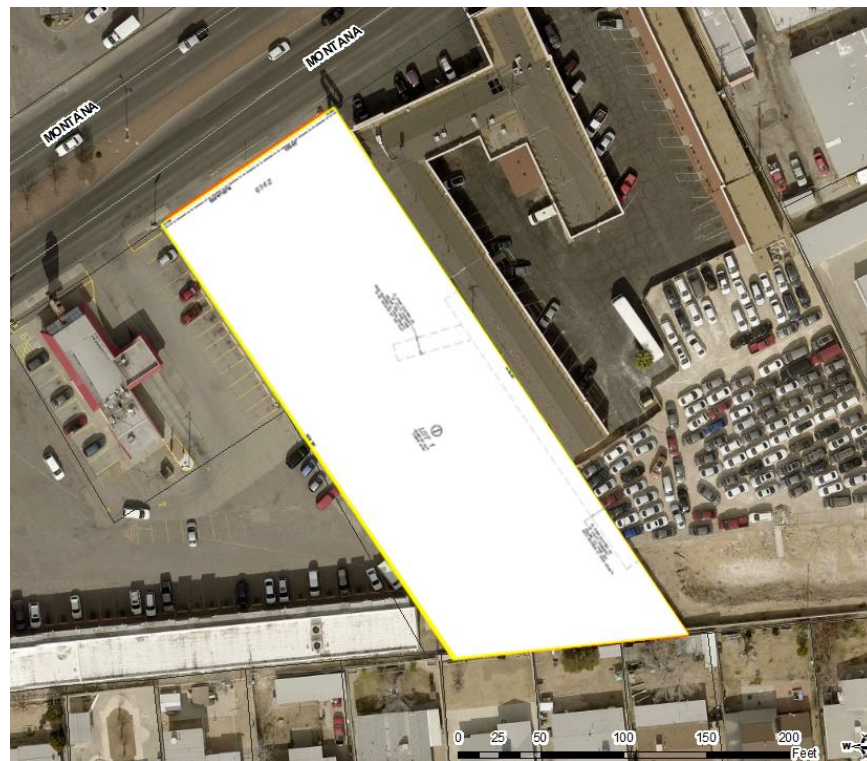
SUSU17-00090 — Major Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
PROPERTY OWNER: Yasser, LP
REPRESENTATIVE: CAD Consulting
LOCATION: South of Montana & East of Geronimo, District 3
ACREAGE: .9991
VESTED: No
PARK FEES REQUIRED: \$1,000.00
EXCEPTION/MODIFICATION REQUEST: 1: Exception to waive the required bike and hike along Montana Avenue.
RELATED APPLICATIONS: N/A
PUBLIC INPUT: N/A
STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide .9991 acres of commercial land into 1 commercial lot. Primary access to the proposed subdivision is from Montana Avenue. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **Approval** of Zafer Haydar Subdivision on a major combination basis.

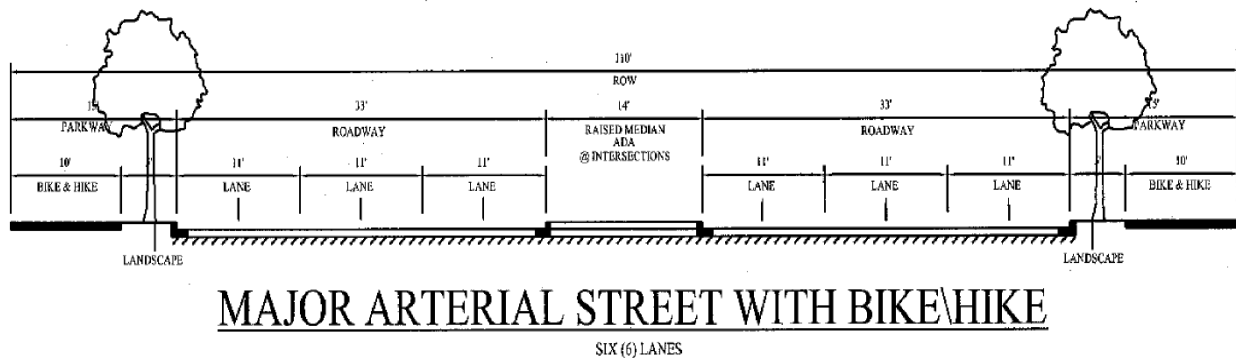


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

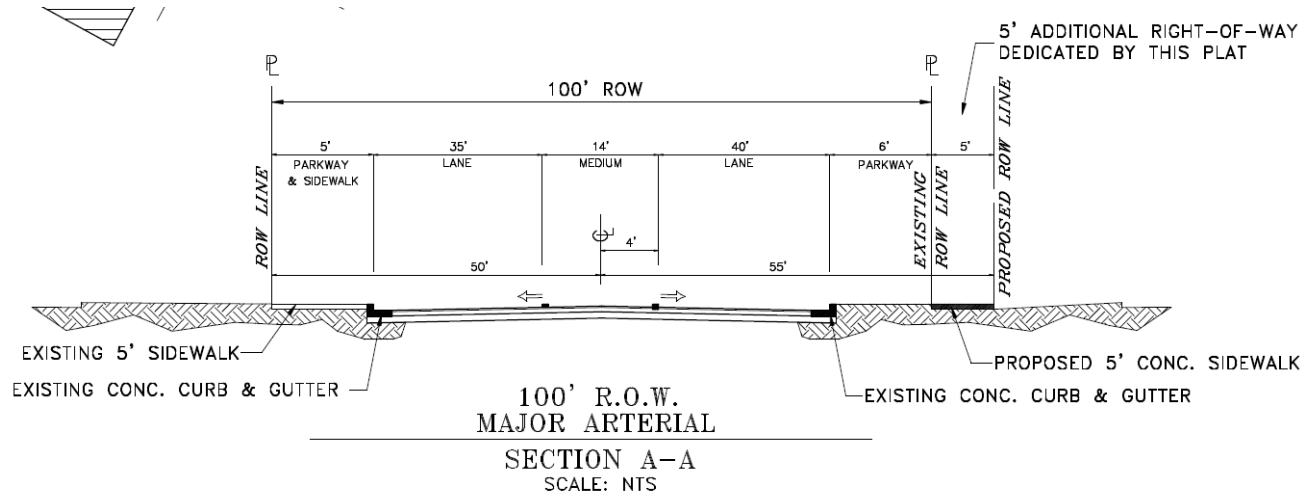
The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies):

- To waive the required improvements to their proportionate share, which consists of a 10' bike and hike.

Required



Proposed



The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

- 1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.1:	
The City of El Paso should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogenous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, the applicant is developing along an existing bicycle network. However, the applicant is requesting to waive the required bicycle network improvements.
2.2.4.a: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	No, the proposed subdivision is a one lot subdivision.
2.2.4.c: When edges of neighborhoods lie along major roads, smaller lots can be placed facing the arterial road to accommodate attached dwelling units.	No, the proposed subdivision is a one lot subdivision and the proposed use is commercial

NEIGHBORHOOD CHARACTER: Subject property is zoned C-4 (Commercial). Properties adjacent to the subject property are zoned C-4 (Commercial) and R-4 (Residential). Surrounding land uses are commercial and residential districts. The nearest school is Hughey Elementary School (0.15 miles). The nearest park is Normandy Park (0.26 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

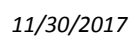
No objections to proposed subdivision.

PLAT EXPIRATION:

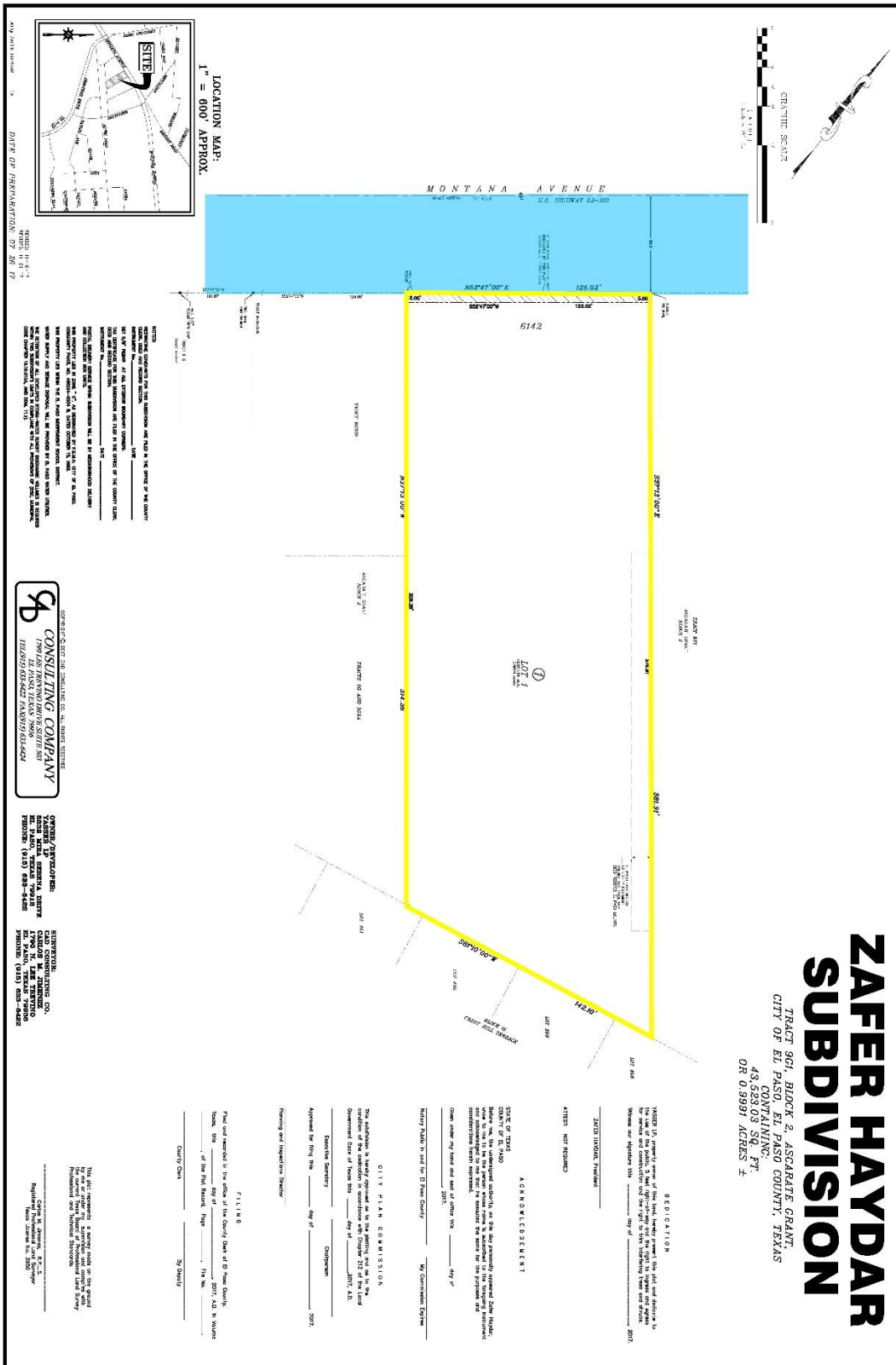
This application will expire on **November 30, 2020**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Modification Request Letter
4. Application
5. Department Comments

[illegible]

ATTACHMENT 2



ATTACHMENT 3



November 21, 2017

To: City of El Paso

This is a request for a waiver for the property on 6142 Montana Avenue (Zafer Haydar Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. We would like to waive the bike and hike path. This is because Montana Avenue already has existing sidewalks, curbs and lanes and would like to be except as per Section 19.10.050.A.

If you have any questions, please call me at 633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11/2/17 FILE NO. SUSU17-00090
SUBDIVISION NAME: ZAFEN HAYDAR SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 961 BLOCK 2
ASCARATE PLANT
2. Property Land Uses:
- | | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|---------------|--------------|-----------------------|--------------|---------------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | | _____ | _____ |
| Commercial | <u>0.9991</u> | <u>1</u> | Total No. Sites | _____ | <u>1</u> |
| Industrial | _____ | _____ | Total (Gross) Acreage | _____ | <u>0.9991</u> |
3. What is existing zoning of the above described property? C4 Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING
7. Are special public improvements proposed in connection with development? Yes _____ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

6142 Montana - Empty lot
6065 Montana Ave Suite A2 - mail

YASSEL LP
ZAFER HAYDAR 79925 (915) 774-7200
(Name & Address) PRESIDENT (Zip) (Phone)

SUNSON CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

Engineer Ali BOWNESIAN PC 3616 McRae St A 4439644
(Name & Address) EL PASO TX. (Zip) 79925 (Phone)

*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

OWNER SIGNATURE: [Signature] / PRESIDENT
REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: No objections to proposed plat.

Capital Improvements Department – Parks & Recreation

We have reviewed **Zafer Haydar Subdivision**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses therefore, "Park fees" will be assessed as follows:

1: **If** applicant provides copy of signed / recorded covenants restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,000.00** based on the following calculations:

Acreage 1.00 (rounded to two decimals) @ \$1,000.00 per acres = **\$1,000.00**

Please allocate generated funds under Park Zone: **C-5**

Nearest Park: **Normandy Park**

If density / acreage is increased / decreased or the property zoning / use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal District

No objections.

El Paso Water Utilities

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the north side of Montana Ave., approximately 30-feet south of and parallel to the northern right-of-way line of Montana Ave. This water main is available for service.

There is an existing 20-inch diameter water main that extends along the south side of Montana Ave., approximately 20-feet north of and parallel to the southern right-of-way line of Montana Ave. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 6142 Montana Avenue.

Previous water pressure from fire hydrant #1663 located on Montana Ave. approximately 473-ft northeast of the intersection of Montana Ave. and Geronimo Dr. has yield a static pressure of 80 (psi), a residual pressure of 70 (psi), and a discharge of 1,126 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 18-inch diameter sanitary sewer main that extends along the north side of Montana Ave., approximately 16.5-feet south of and parallel to the northern right-of-way line of Montana Ave.

EPWater record show an existing 4-inch sanitary sewer service serving the subject property, within a utility easement, south of the property connecting to an existing 8-inch diameter sanitary sewer main along Aztec Dr.

General:

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun Metro does not oppose this request.

